

**FOR LEASE**

Owned by  **LINK**

# NorthPointe

6197 & 6215 El Camino Real Carlsbad, CA

## 63,600 – 139,200 sqft

Freestanding cGMP  
Manufacturing Facilities



**LEASING INFO  
& CONTACT**

**Aric Starck**  
**Brian Starck**

+1 (760) 431-4211 / [aric.starck@cushwake.com](mailto:aric.starck@cushwake.com)  
+1 (858) 546-5486 / [brian.starck@cushwake.com](mailto:brian.starck@cushwake.com)

 **CUSHMAN &  
WAKEFIELD**









<b>Address:</b>	6215 El Camino Real
<b>Size:</b>	OPT 1: 67,500 SF (11,800 SF of Mezzanine) OPT 2: 63,600 SF (7,900 SF of Mezzanine)
<b>Dock:</b>	1 Dock-High Door
<b>Grade:</b>	2 Grade-Level Doors
<b>Clear Height:</b>	24'
<b>Power:</b>	3,000 AMP
<b>Parking Ratio:</b>	3.3/1,000
<b>HVAC:</b>	100% Improved



<b>Address:</b>	6197 El Camino Real
<b>Size:</b>	71,700 SF (16,600 SF of Mezzanine)
<b>Dock:</b>	2 Dock-High Door
<b>Grade:</b>	2 Grade-Level Doors
<b>Clear Height:</b>	24'
<b>Power:</b>	3,000 AMP
<b>Parking Ratio:</b>	3.3/1,000
<b>HVAC:</b>	100% Improved



## PROJECT HIGHLIGHTS

- Ownership is currently converting the building to a World Class cGMP space.
- The buildings are located amongst a wide range of strong corporate neighbors in the third largest Life Science hub in the nation.
- Walkable Amenities - adjacent retail centers with restaurants, retail shops and services.
- Unsurpassed access and visibility from El Camino Real with a signalized entrance. El Camino Real is North San Diego's major north-to-south thoroughfare.
- 4 minute drive to McClellan Palomar Airport, 10 minute drive to Interstate 5 and an 11 minute drive to the Coast Highway and Beaches.

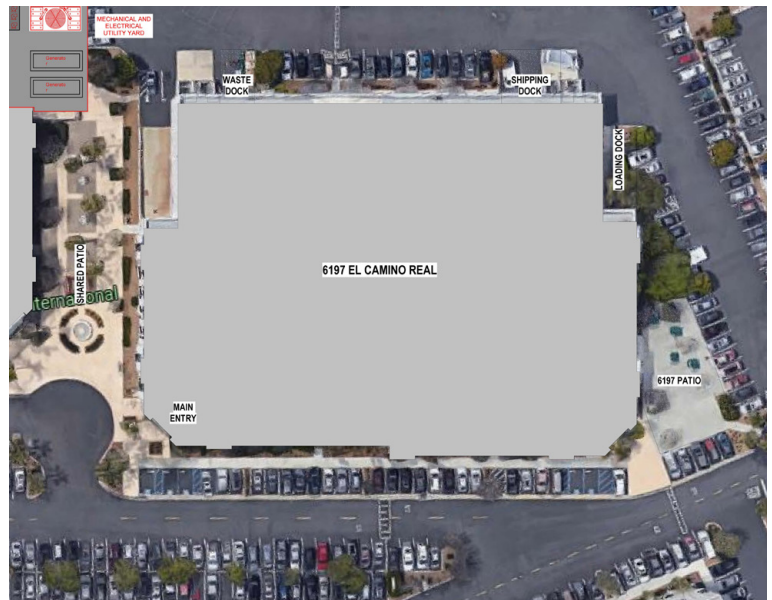






## 6197 EL CAMINO REAL

- 71,700 SF (16,600 SF of Mezzanine)
- 2 Dock-High Doors
- 2 Grade-Level Doors
- 24' Clear height
- 3,000 AMP of Electrical Service
- 3.3/1,000 Parking
- Approximately 100% HVAC Improved



## DEMO PLAN - 6197, FLOOR 1





- 71,700 SF (16,600 SF of Mezzanine)
- 2 Dock-High Doors
- 2 Grade-Level Doors
- 24' Clear height
- 3,000 AMP of Electrical Service
- 3.3/1,000 Parking
- Approximately 100% HVAC Improved



Architectural floor plan of a building. The plan features a large central hall with a dashed line indicating a proposed glazing system. A note states: "DEMO AS NEEDED FOR FRAMED GLAZING SIZE AND LOCATION OF OPENINGS TBD". The building includes several rooms labeled: CONFERENCE, OFFICE, BREAK ROOM, and a staircase. The layout is defined by solid lines, while the proposed glazing area is indicated by dashed lines.



## 6197 EL CAMINO REAL

### TOTAL AREA - 71,700 SF










LEVEL 1	APPROX. AREA
Admin.	6,400 SF
Amenities	2,300 SF
Building Services (Restrooms...)	5,300 SF
Circulation	6,900 SF
Laboratory	5,600 SF
Manufacturing	14,300 SF
Warehouse	14,300 SF
<b>LEVEL 1 SUBTOTAL</b>	<b>55,100 SF</b>

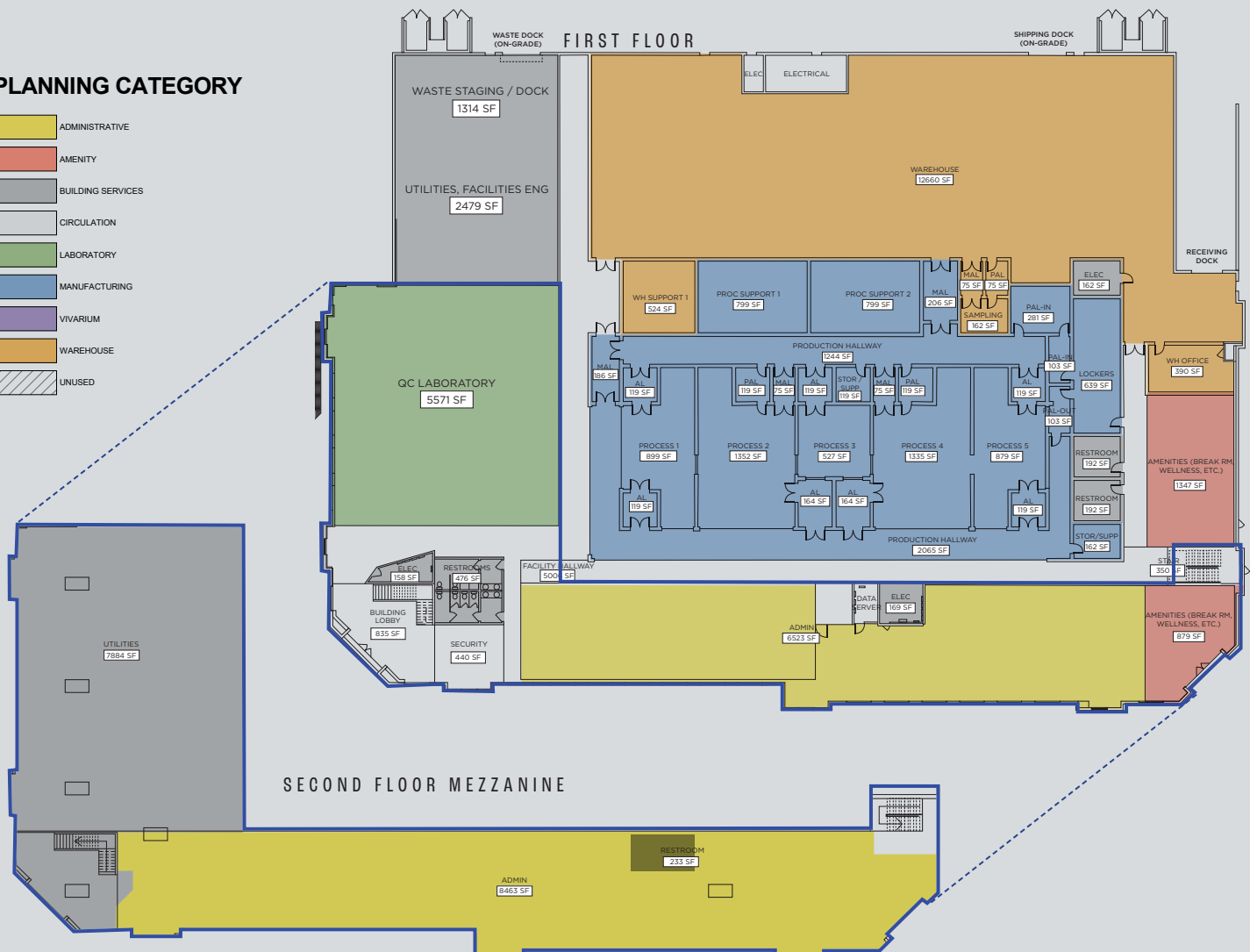


LEVEL 2	APPROX. AREA
Admin.	8,500 SF
Building Services (Restrooms...)	8,100 SF
<b>LEVEL 2 SUBTOTAL</b>	<b>16,600 SF</b>

## CONCEPTUAL FLOOR PLAN - 6197

### PLANNING CATEGORY

	ADMINISTRATIVE
	AMENITY
	BUILDING SERVICES
	CIRCULATION
	LABORATORY
	MANUFACTURING
	VIVARIUM
	WAREHOUSE
	UNUSED



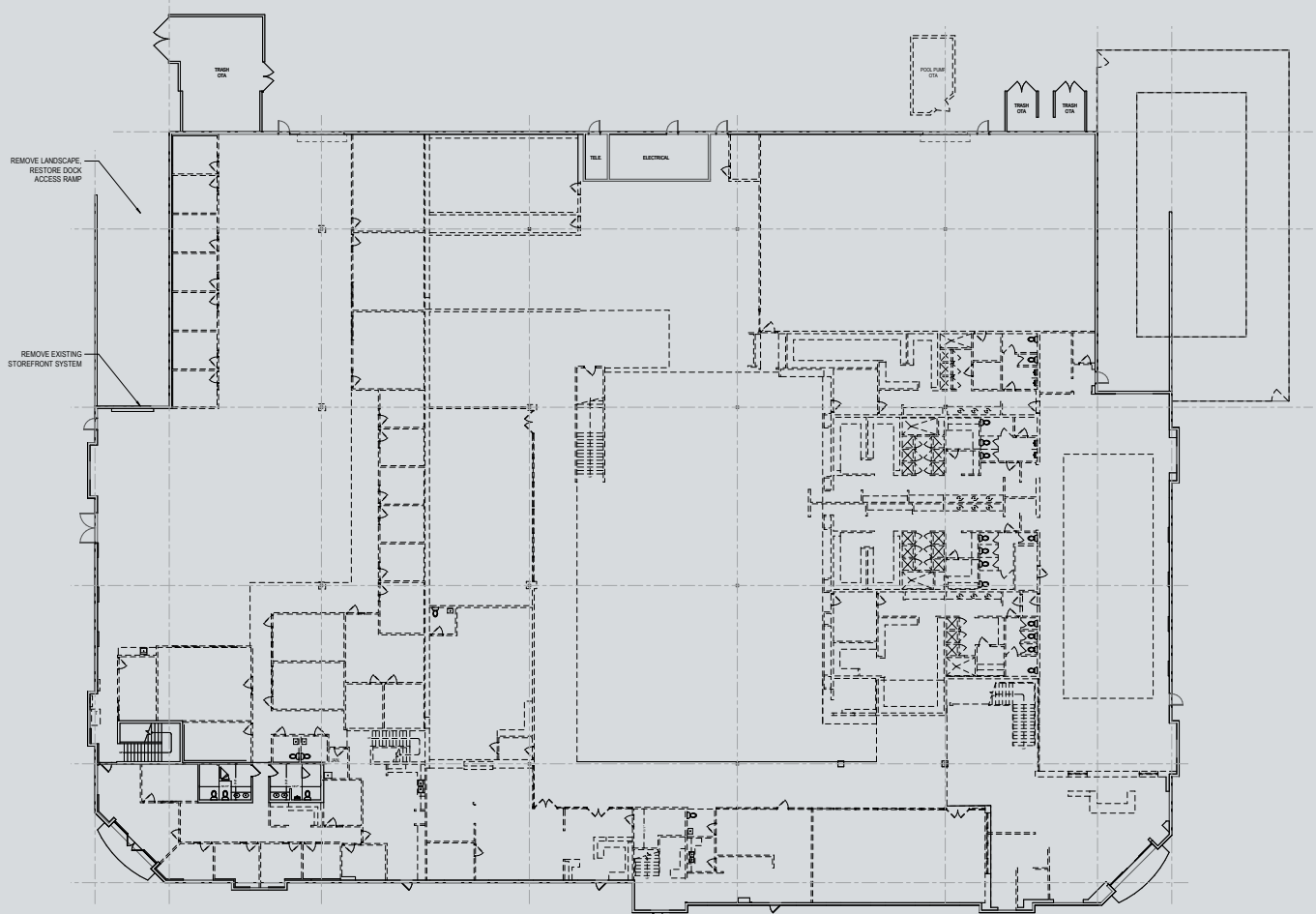


## 6215 EL CAMINO REAL

- Option 1: 67,500 SF (11,800 SF of Mezzanine)
- Option 2: 63,600 SF (7,900 SF of Mezzanine)
- 1 Dock-High Door
- 2 Grade-Level Doors
- 24' Clear height
- 3.3/1,000 Parking
- 100% HVAC Improved
- 3,000 AMP of Electrical Service



## DEMO PLAN - 6215, FLOOR 1



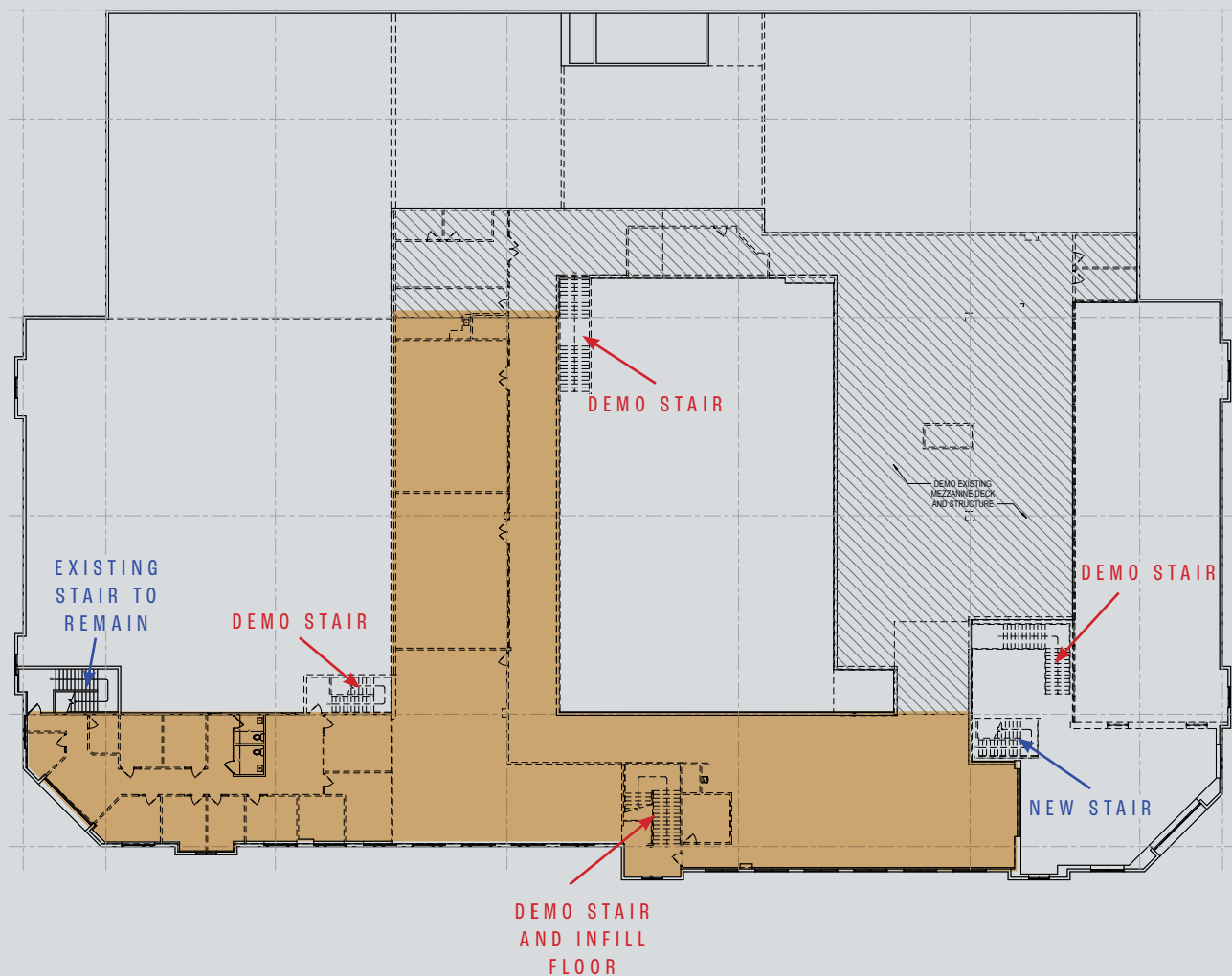


## 6215 EL CAMINO REAL

- Option 1: 67,500 SF (11,800 SF of Mezzanine)
- Option 2: 63,600 SF (7,900 SF of Mezzanine)
- 1 Dock-High Door
- 2 Grade-Level Doors
- 24' Clear height
- 3.3/1,000 Parking
- 100% HVAC Improved
- 3,000 AMP of Electrical Service



## DEMO PLAN - 6215, FLOOR 2





**TOTAL AREA - 67,500 SF**

LEVEL 1	APPROX. AREA
Admin.	9,400 SF
Amenities	2,800 SF
Building Services (Restrooms...)	7,400 SF
Circulation	2,400 SF
Laboratory	5,700 SF
Manufacturing	15,800 SF
Warehouse	12,200 SF
LEVEL 1 SUBTOTAL	55,700 SF



<b>LEVEL 2</b>	<b>APPROX. AREA</b>
<b>Admin.</b>	7,800 SF
<b>Building Services (Restrooms...)</b>	4,000 SF
<b>LEVEL 2 SUBTOTAL</b>	<b>11,800 SF</b>

**FIRST FLOOR**

WAREHOUSE 1091 SF

QC LAB 1000 SF

ADMIN 1039 SF

UTILITIES, FACILITIES ENG 1046 SF

AMENITIES 1785 SF

**SECOND FLOOR MEZZANINE**

ADMINISTRATIVE 7583 SF

UTILITIES 3868 SF

**PLANNING CATEGORY**

- ADMINISTRATIVE
- AMENITY
- BUILDING SERVICES
- CIRCULATION
- LABORATORY
- MANUFACTURING
- VIVARIUM
- WAREHOUSE
- UNUSED



**TOTAL AREA - 63,600 SF**

LEVEL 1	APPROX. AREA
Admin.	9,500 SF
Amenities	2,800 SF
Building Services (Restrooms...)	7,400 SF
Circulation	2,500 SF
Laboratory	6,400 SF
Manufacturing	13,800 SF
Warehouse	13,300 SF
LEVEL 1 SUBTOTAL	55,700 SF



<b>LEVEL 2</b>	<b>APPROX. AREA</b>
<b>Admin.</b>	7,800 SF
<b>Building Services (Restrooms...)</b>	100 SF
<b>LEVEL 2 SUBTOTAL</b>	<b>7,900 SF</b>

**FIRST FLOOR**

**PLANNING CATEGORY**

- ADMINISTRATIVE
- AMENITY
- BUILDING SERVICES
- CIRCULATION
- LABORATORY
- MANUFACTURING
- VIVARIUM
- WAREHOUSE
- UNUSED

**SECOND FLOOR MEZZANINE**

The floor plan shows a complex layout with various rooms and corridors. The color-coding indicates the following categories:

- Warehouse (Orange):** Includes a large Warehouse (1000 SF) and a smaller Warehouse (100 SF).
- Laboratory (Green):** Includes a QCLAB (1000 SF).
- Manufacturing (Blue):** Includes a large central area with rooms like BUFFER PREP/HOLD (1000 SF), DOWNSTREAM (1000 SF), and UPSTREAM (1000 SF).
- Administrative (Yellow):** Includes a large Admin area (1000 SF) and a smaller Admin area (100 SF).
- Building Services (Grey):** Includes a large area for UTILITIES, FACILITIES ENG (1000 SF).
- Amenity (Red):** Includes a large area for AMENITIES (1000 SF).
- Circulation (Light Grey):** Includes a large area for CIRCULATION (1000 SF).
- Unused (Hatched):** Includes a small area for UNUSED (100 SF).





6197 NORTHPOINTE





6215 NORTHPOINTE



## CORPORATE NEIGHBORS



## RETAIL AMENITIES





## AMENITIES - BRESSI RANCH

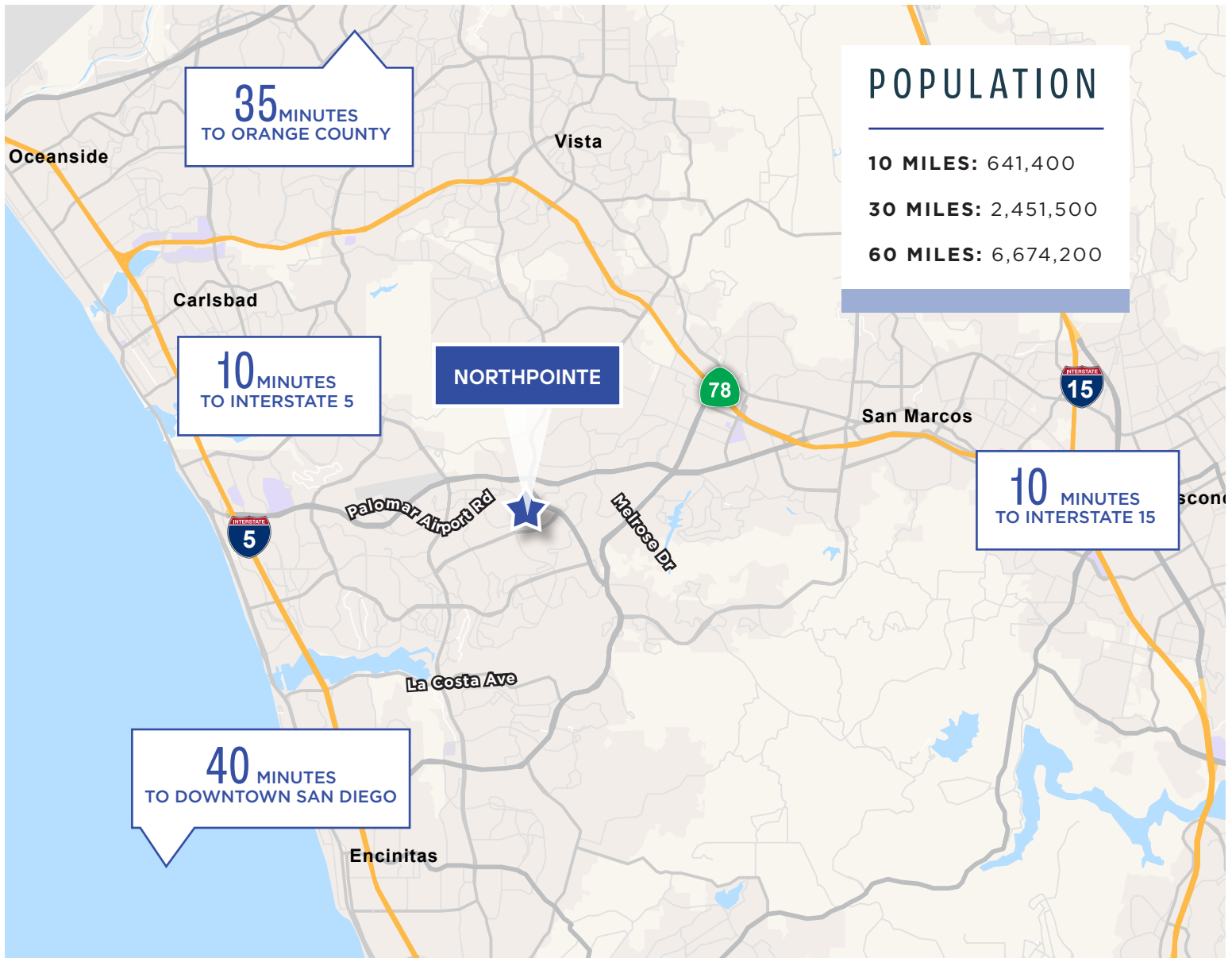




## WALKABLE AMENITIES







## CARLSBAD, CA

The site is centrally located in a Carlsbad, North County San Diego's largest and most desired market, as well as San Diego's fastest growing submarket.

Beyond its regional importance, Lionshead Avenue, Lots 1-4, is located in one of Southern California's most appealing live/work/play communities.

An abundance of restaurants, shops, conveniences and recreation are all within ten minutes of the property.

## DRIVE TIMES

8	10	35	42	96
8 minutes to McClellan Palomar Airport Highway 78	10 minutes to Interstate 5 Pacific Ocean Interstate 15	35 minutes to Orange County	42 minutes to Downtown San Diego	96 minutes to Riverside County





# NorthPointe

6197 & 6215 El Camino Real  
Carlsbad, CA

**Aric Starck** +1 (760) 431-4211 / [aric.starck@cushwake.com](mailto:aric.starck@cushwake.com)  
**Brian Starck** +1 (858) 546-5486 / [brian.starck@cushwake.com](mailto:brian.starck@cushwake.com)



©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.